

**CITY COUNCIL OF THE CITY OF SAN DIEGO
SUPPLEMENTAL DOCKET NUMBER 2
FOR THE REGULAR MEETING OF
TUESDAY, OCTOBER 18, 2005 AT 10:00 A.M.
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS – 12TH FLOOR
202 “C” STREET
SAN DIEGO, CA 92101**

ADOPTION AGENDA, DISCUSSION, HEARINGS
NOTICED HEARINGS:

ITEM-S500: Esperanza Townhomes.

Matter of approving, conditionally approving, modifying or denying Progress Guide and General Plan Amendment/Community Plan Amendment No. 181902; Rezone No. 181901; Vesting Tentative Map No. 249328 and waiver to the requirement for the undergrounding of the existing overhead utilities, and Site Development Permit No. 181907 to allow for the demolish of an existing single-family residence and associated structures, and consolidate three parcels into one lot, to construct a 29 unit multi-family condominium project (includes 3 affordable housing units) known as the Esperanza Townhomes, located at 502 62nd Street on the northwest corner of Akins Avenue and 62nd Street within the Southeastern San Diego Planned District, and the Encanto neighborhoods of the Southeastern San Diego Community Planning Area.

(Continued from the meeting of October 11, 2005, Item 331, at Councilmember Young’s request, for further review.)

(Project No. 60959. PG&GPA/CPA/RZ/VTM/SDP. Encanto Neighborhoods of the Southeastern San Diego Community Plan Area. District 4.)

NOTE: Hearing open. Testimony taken on 10/11/2005.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)
NOTICED HEARINGS: (Continued)

ITEM-S500: (Continued)

CITY MANAGER'S RECOMMENDATION:

Adopt the resolutions in subitems A and B; introduce the ordinance in subitem C; adopt the resolution in subitem D to grant the permit; and adopt the resolution in subitem E to grant the map:

Subitem-A: (R-2006-243)

Adoption of a Resolution certifying that Mitigated Negative Declaration LDR No. 60959, on file in the Office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations Section 15000 et seq.), that the declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in the report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of Esperanza Townhomes-Project No. 60959;

That the City Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that the Mitigated Negative Declaration, a copy of which is on file in the office of the City Clerk and incorporated by reference, is approved;

That pursuant to California Public Resources Code Section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto, as Exhibit A, and incorporated herein by reference;

That the City Clerk is directed to file a Notice of Determination (NOD) with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)
NOTICED HEARINGS: (Continued)

ITEM-S500: (Continued)

Subitem-B: (R-2006-244)

Adoption of a Resolution amending the Southeastern San Diego Community Plan, attached hereto, a copy of which is on file in the office of the City Clerk;

That the Council adopts the amendment to the Progress Guide and General Plan for the City of San Diego to incorporate the above amended plan.

Subitem-C: (O-2006-36)

Introduction of an Ordinance changing 1.35 Acres located on the northwest corner of Akins Avenue and 62nd Street, within the Southeastern San Diego Planned District and the Encanto Neighborhoods of the Southeastern San Diego Community Plan Area, in the City of San Diego, California, from the SF-6000 and the MF-3000 Zones into the MF-1500 Zone, as defined by San Diego Municipal Code Sections 103.1706; and repealing Ordinance No. 16921 (New Series), Adopted August 3, 1987, of the Ordinances of the City of San Diego insofar as the same conflicts herewith.

Subitem-D: (R-2006-)

Adoption of a Resolution granting or denying Site Development Permit No. 181907, with appropriate findings to support Council action.

Subitem-E: (R-2006-)

Adoption of a Resolution granting or denying Vesting Tentative Map No. 249328, with appropriate findings to support Council action.

OTHER RECOMMENDATIONS:

Planning Commission on August 25, 2005, voted 5-0 to approve; no opposition.

Ayes: Garcia, Otsuji, Steele, Ontai, Schultz

Not present: Chase, Griswold

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)**NOTICED HEARINGS:** (Continued)

ITEM-S500: (Continued)

OTHER RECOMMENDATIONS: (Continued)

On February 22, 2005, the Encanto Neighborhoods Community Planning Group voted 7-3-0 to recommend approval of with four conditions. All four conditions have been incorporated within the proposed project as recommended by the community group.

CITY MANAGER SUPPORTING INFORMATION:

This is an Affordable/In-Fill Housing Expedite Project. The project proposes to demolish an existing single-family residence and associated structures, and consolidate three parcels into one lot to construct a 29 unit multi-family condominium development consisting of 6 detached, three-story, residential structures on a 1.02 acre site. Each of the proposed condominium units would contain three-bedrooms and approximately 1,105 square-feet of living area with an attached 456 square-foot, two car garage. The project site is located at 502 62nd Street on the northwest corner of Akins Avenue and 62nd Street. The project site is also located within the Central Imperial Redevelopment Project Area; however, the proposed project is not a City of San Diego Redevelopment Agency (Southeastern Economic Development Corporation) project.

This project requires amendments to the Progress Guide and General Plan and the Southeastern San Diego Community Plan; Rezone; Vesting Tentative Map and waiver to the requirement for the undergrounding of the existing overhead utilities; and a Site Development Permit. The project site consists of two different community plan designations and two different zoning designations. An amendment to the Progress Guide and General Plan, and the Southeastern San Diego Community Plan will redesignate the project site from Residential- Low Density (5-10 du/ac) and Residential-Low Medium Density (10-15 du/ac) to Residential-Medium-High Density (15-30 du/ac). The proposed amendment will allow a range of 15 to 30 units on the subject site where a range of 8 to 13 units is currently allowed.

The Rezone action will rezone the project site from SF-6000 and MF-3000 to MF-1500, a multi-family residential zone which allows a maximum 29 du/ac with a minimum 1,500 square feet of land area per dwelling unit. The Site Development Permit is required for multi-family residential developments of four or more units within the Southeastern San Diego Planned Districts, to deviate from development regulations, and for encroachment within Environmentally Sensitive Lands (floodplain).

The proposed project will conform to the Inclusionary Affordable Housing Requirements and Council Policy 600-27(A) criteria by setting aside at least 10 percent (3 units) of the total for sale-dwelling units on-site for households with an income at or below 100 percent Area Median Income (AMI).

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)
NOTICED HEARINGS: (Continued)

ITEM-S500: (Continued)

FISCAL IMPACT:

None. All costs associated with this project are recovered through a deposit account funded by the applicant.

Oppenheim/Halbert/JAP

LEGAL DESCRIPTION:

The proposed project is located on the northwest corner of Akins Avenue and 62nd Street, within the Southeastern San Diego Planned District and the Encanto Neighborhood of the Southeastern San Diego Community Planning Area and is more particularly described as Lots 35-37, Garden Acres, Map 1797.

Staff: Jeffrey A. Peterson (619) 446-5237.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-S501: Three actions related to Proposed Owner Participation Agreement (Including Master Plan and Affordable Housing Agreement) with Ballpark Village LLC and Proposed Variance to the City's Inclusionary Housing Ordinance in the Form of the Proposed Affordable Housing Agreement Affecting Parcels of a Combined 7.1 Acres Known as Parcels "C" and "D" East of Petco Park.

(See Centre City Development Corporation Report No. CCDC-05-25/ CCDC-05-11 and memorandum from Centre City Development Corporation dated 9/15/2005. East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Community Area. Districts 2 and 8.)

(Continued from the meetings of September 20, 2005, Item S501, and October 11, 2005, Item 332, last continued at the request of Mayor Pro Tem Madaffer, for further review.)

NOTE: Hearing Open. No testimony taken on 10/11/2005. Hearing Open. Testimony taken on 9/20/2005.

CENTRE CITY DEVELOPMENT CORPORATION'S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-2006-219)

Approving the sale of certain property generally located to the immediate south of the intersection of Park Boulevard and the 12th Avenue trolley right-of-way (east of Petco Park) in the Centre City Redevelopment Project Area (Agency Sale Parcel) to Ballpark Village LLC, and approving the Owner Participation Agreement, The Master Plan and the Affordable Housing Agreement pertaining to parcels C and D (including the Agency Sales Parcel), and making certain findings with respect to such sale.

Subitem-B: (R-2006-218)

Approving a variance to the City's Inclusionary Housing Ordinance in the form of an Affordable Housing Agreement by and between the Redevelopment Agency of the City of San Diego, Ballpark Village LLC, and the San Diego Housing Commission.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-S501: (Continued)

Subitem-C: (R-2006-217)

Certifying the final addendum to the final subsequent Environmental Impact Report to the final Master Environmental Impact Report for the Centre City Redevelopment Project and addressing the Centre City Community Plan and related documents for the proposed ballpark and ancillary development projects, and associated plan amendments, making certain findings of fact and adopting a statement of overriding considerations (Ballpark Village).

SUPPORTING INFORMATION:

ENVIRONMENT IMPACT: The City and Agency certified the Final Subsequent Environmental Impact Report to the Final Master Environmental Impact Report for the Centre City Redevelopment Project and addressing the Centre City Community Plan and related documents for the proposed Ballpark and Ancillary Development Projects, and Associated Plan Amendments on October 26, 1999 (The "SEIR"). On October 30, 2003, the City and Agency certified a Final Addendum to the SEIR for the East Village Square Development. In order to evaluate the Ballpark Village Phase II Ancillary Development Proposal, a Final Addendum has been prepared for the development proposed by the Master Plan and OPA.

The Draft Addendum was circulated for public review from April 21 to May 6, 2005.

Comments received on the draft addendum, and appropriate responses to those comments, have been incorporated into the final addendum to the SEIR dated August 8, 2005. The conclusion of the final addendum is that neither the Ballpark Village Development nor the circumstances under which it is being undertaken would result in any new significant impacts not discussed in the SEIR, or any substantial increase in the severity of impacts identified by the SEIR. In addition, no new information of substantial importance has become available since the SEIR was prepared regarding new significant impacts, or the feasibility of mitigation measures or alternatives.

Attachment A to the proposed Council and Agency resolutions certifying the final addendum includes specific findings of fact briefly summarizing the basis for the conclusions contained in the addendum regarding each environmental topic that was considered and explaining why preparation of a subsequent or supplemental EIR was not required. Attachment A also includes a statement of overriding considerations because there are certain impacts of the project, which, despite adoption of all feasible mitigation measures, cannot be fully mitigated to a level that is less than significant.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-S501: (Continued)

SUPPORTING INFORMATION: (Continued)

These impacts -- Air Quality (long-term cumulative impacts of the Centre City Redevelopment Project); Land Use/Planning (displacement of homeless) populations in Ballpark and ancillary development projects area were previously analyzed in the SEIR and a statement of overriding considerations was adopted when the ballpark and ancillary development project was approved in 1999. While these impacts are not more severe for the Ballpark Village Project (and, in fact, are in some cases actually lessened), because the impact conclusion remains significant, a new statement of overriding considerations for the Ballpark Village project is recommended.

Hall/Hamilton/LY

NOTE: This is a Special Joint Public Hearing with the Redevelopment Agency. See the Redevelopment Agency Agenda of October 18, 2005, for a companion item.